



Tenure: Freehold

Council Tax: Band D

Energy Performance Rating: Band D (67)

Services: Mains Gas, Electric, Water and Drainage.

Viewing

Strictly by appointment only via sole agents Tarr Residential on 01460 68890 at 35 Fore Street, Chard, Somerset TA20 1PT.

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Guide Price: £350,000

Cloudberry Close, Chard, Somerset TA20 1HU

Independent Sales, Lettings and Property Management Agents
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Tarr Residential

7 Cloudberry Close,
Chard,
Somerset
TA20 1HU

Guide Price: £350,000

- Attractive Detached Family Property
- Quiet Cul-de-Sac near the Nature Reserve
- 4 Bedrooms, Updated En-Suite to Master
- Modern Fitted Kitchen
- 21ft Sitting Room with Bay Window
- Separate Dining Room & Conservatory
- Hall, Cloakroom & Family Shower Room
- Gas Fired Heating & Double Glazing
- Garage & Off Road Parking
- Enclosed Rear Garden Over-Looking an Open Field

Situated in the highly desirable Cloudberry Close cul-de-sac and within close proximity to the local nature reserve for countryside walks and the Avishayes Primary School is this detached 4 bedroom property with garage and driveway. The well presented property comprises; entrance hall, 21ft sitting room with bay window, separate dining room with access to the conservatory over looking the rear garden, modern fitted kitchen, inner hall, cloakroom, both updated en-suite shower room to the master bedroom and a white suite family shower room. Further benefits from double glazing, gas fired heating and the enclosed private garden backing onto an open field.



Approach

Approached via the driveway and path leading to the uPVC part double glazed front door opening to:

Entrance Hall

With stairs rising to the first floor, wood effect laminate flooring, single panel radiator, textured ceiling, smoke detector and a telephone point. Door to:

Sitting Room: 21' 3" x 15' 4" (6.50m x 4.70m) (max)

Double glazed bay window to the front aspect. Freestanding contemporary fireplace with a wood surround, mantle and an inset electric fire with additional gas point. Two single panel radiators, TV point, wall light points, textured and coved ceiling. Archway to:

Dining Room: 8' 11" x 8' 3" (2.74m x 2.52m)

With a single panel radiator, textured and coved ceiling, double glazed sliding patio doors opening to:

Conservatory: 12' 4" x 9' 7" (3.75m x 2.94m)

Constructed on low brick built walls with sealed uPVC double glazed units and a glass roof over. Wood effect laminate flooring, wall mounted electric thermostatic controlled heater, power points and double glazed french doors opening to the rear garden.

Kitchen: 14' 4" x 8' 2" (4.36m x 2.51m)

Fitted with a modern range of white high gloss, soft closing wall and base units with rolled edge worktops, all complemented by tiled splash backs. Inset stainless steel one and a half bowl and drainer with mixer tap over. High level built-in Zanussi double oven with a separate five burner gas hob and chimney style extractor over. Space and plumbing for a dishwasher and space for an under counter fridge. Two double glazed windows to rear aspect over looking the garden, tiled flooring, recessed ceiling spotlights, coving and a part double glazed door opening to outside. Further door to:

Inner Hall

Tiled flooring, internal access door to the garage and a further door to:

Cloakroom: 4' 8" x 4' 2" (1.42m x 1.29m)

Fitted with a white two piece suite comprising; low level WC and a corner wall mounted wash hand basin. Obscure double glazed window to side aspect, single panel radiator, tiled flooring, textured and coved ceiling.

First Floor Landing

Access to roof void via a fitted loft ladder. Built in cupboard housing the hot water cylinder tank and immersion heater. Smoke detector.

Bedroom 1: 12' 4" x 12' 0" (3.78m x 3.66m)

Double glazed window to front aspect, built in double wardrobe and a further built in over stairs storage cupboard. Single panel radiator, textured and coved ceiling. Door to:

En-suite: 6' 4" x 4' 9" (1.95m x 1.45m)

Updated with a white three piece suite comprising: 900mm x 900mm cubicle with a glass screen, door and a wall mounted Aqualisa thermostatic shower over. Fitted bathroom storage units with an inset wash hand basin and a low level WC with a concealed cistern. Obscure double glazed window to the front aspect, part tiled walls, tiled flooring, chrome ladder style heated towel rail and a shaver point.

Bedroom 2: 15' 3" x 8' 0" (4.65m x 2.45m) (max)

Double glazed window to the front aspect, built-in double wardrobe with mirror fronted sliding doors, single panel radiator and a textured ceiling.

Bedroom 3: 11' 6" x 8' 2" (3.50m x 2.50m) (max)

Double glazed window to the rear aspect with views over field beyond. Built-in double wardrobe with mirror fronted sliding doors, single panel radiator, TV aerial point and a textured ceiling.

Bedroom 4: 11' 5" x 8' 8" (3.49m x 2.66m) (max)

Double glazed window to the rear aspect, single panel radiator, textured and coved ceiling, telephone point.

Shower Room: 8' 3" x 6' 2" (2.52m x 1.89m) (max)

Updated with a modern white three piece suite comprising: 1400mm x 850mm cubicle with a glass screen and a thermostatic shower over. Vanity unit with an inset wash hand basin over and storage cupboard below. Low level WC. Obscure double glazed window to the rear aspect, tiled walls and flooring, heated towel rail, shaver point and an extractor.

Garage: 17' 3" x 7' 10" (5.25m x 2.40m)

An integral single garage with an up and over door opening to the driveway. Power and light points, wall mounted Worcester gas fired boiler and electric consumer unit.

Outside

The front of the property benefits from off road parking and a pathway leads to the front door. The front garden is mainly laid to lawn with low level flower beds to one side. A path leads to the side of the property to a timber gate giving access to:

The rear garden is fully enclosed by timber fencing, enjoys a high degree of privacy and backs on to an open field. A paved patio area is accessed from the conservatory doors leading on to the main lawn bordered by flower beds with a raised bed to one corner. Space available for a timber shed. Outside water tap.